



PACIFIC MUNICIPAL
CONSULTANTS

June 29, 2005

Rebecca Tolentino, Associate Planner
City of Morgan Hill Planning Department
17555 Peak Avenue
Morgan Hill, CA 95037-4128

Re: Cochrane Road Planned Unit Development
Preliminary Arborist Report & Inventory Summary

Dear Rebecca:

On December 13, 2004, Kevin Grant (ISA Certified Arborist #23090/WE-4192A) visited the Cochrane Road Planned Unit Development (PUD) project site, located within the City of Morgan Hill, California. The purpose of this site visit was to conduct a field inspection and collect field data in order to prepare a Preliminary Arborist Report in compliance with the City of Morgan Hill Ordinance Section 12.32.030 through 12.32.080, Restrictions on Removal of Significant Trees, which requires an inventory and field identification of any single-trunked non-indigenous species with a circumference of 40-inches or more and 18-inches or more for indigenous species measured at four and one-half feet vertically above the ground. The trees were identified (GPS locations) and tagged in the field with round, blue metal numbered tags beginning with tree No. 501. For your reference, the numbers utilized in this report correspond to the tag affixed to the tree.

Project Description

The Cochrane Road Planned Unit Development (PUD) project (hereinafter "proposed project") consists of a zoning amendment and a general plan amendment application to establish a precise development plan for a retail shopping center on a 66.49-acre site located at the northeast corner of Cochrane Road and U.S. Highway 101. The proposed project would include two large anchor stores, retail shops, restaurants (sit-down and fast-food), and a multi-plex cinema with up to 14 screens. The proposed anchor stores could consist of the relocation and expansion of the 'Target' store (currently located at the Cochrane Plaza shopping center) and construction of over 530,000 square feet of additional retail, which could include a home improvement store, wholesale store or department store; retail shops; restaurants (sit-down and fast food); and a 63,200 square foot multi-plex cinema with up to 14 screens. The proposed project includes an optional 12-position fuel station that would incorporate a 1,600

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CHICO

140 Independence Circle
Suite C
Chico, CA 95973
Phone (530) 894-3469
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DAVIS

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Suite 120
Davis, CA 95616
Phone (530) 750-7076
Fax (530) 750-2811

MONTEREY

585 Cannery Row
Suite 304
Monterey, CA 93940
Phone (831) 644-9174
Fax (831) 644-7696

MT. SHASTA

508 Chestnut Street
Suite A
Mt. Shasta, CA 96067
Phone (530) 926-4059
Fax (530) 926-4279

OAKLAND

1440 Broadway
Suite 1008
Oakland, CA 94612
Phone (510) 272-4491
Fax (510) 268-9207

PHOENIX

1616 E. Indian School Road
Suite 440
Phoenix, AZ 85016
Phone (602) 279-1360
Fax (602) 279-1326

RANCHO CORDOVA

10461 Old Placerville Road
Suite 110
Rancho Cordova, CA 95827
Phone (916) 361-8384
Fax (916) 361-1574

SAN DIEGO

10951 Sorrento Valley Road
Suite 1-A
San Diego, CA 92121
Phone (858) 453-3602
Fax (858) 453-3628

square foot convenience market and a 600 square foot car wash as a substitution for 2,200 square feet of retail space. The expanded 'Target' will not include a full-size grocery store.

The project site is generally level and consists of vacant fallow agricultural land, cultivated land (row crops and vineyards), three residences, and an equestrian boarding facility. Surrounding land uses include vacant land planned for commercial uses and the De Paul Health Center (formerly the St. Louise Hospital) located south of the project site; unincorporated County land located within the City's sphere of influence and vacant land located within the city limits designated 'Single-Family Medium' in the *City of Morgan Hill General Plan* located east of the project site; unincorporated County land located within the City's sphere of influence designated 'Rural County' in the *City of Morgan Hill General Plan* located north of the project site; and U.S. Highway 101 and the SCVWD drainage channel located west of the project site. Although the project site is primarily rural in nature, the area west of the U.S. Highway 101/Cochrane Road interchange is developed primarily with commercial uses, including the Cochrane Plaza shopping center located at the southwest quadrant of this intersection, and a Chevron Station, two hotels, two vacant restaurant pads, and the Madrone Business Park located at the northwest quadrant of this intersection.

Inventory Analysis

As you will see from Table 1, Inventory Summary, the project site contains 118 trees, five (5) of which fall within the criteria of the City of Morgan Hill Ordinance Section 12.32.070 due to their size and species. Due to the nature of the proposed project, all trees were accounted for during the survey. Species composition includes forty-six (46) Black Walnut (*Juglans nigra*), eleven (11) Pepper (*Shinus molle*), ten (10) Monterey Pine (*Pinus radiata*), nine (9) White Ash (*Fraxinus americana*), ten (10) Palm (*Trachycarpus spp.*), four (4) Gum (*Eucalyptus spp.*), three (3) Valley Oak (*Quercus lobata*), three (3) Olive (*Olea uropea*), three (3) Strawberry (*Arbutus unedo*), three (3) Paper Mulberry (*Broussonetia papyrifera*), two (2) Japanese Loquat (*Eriobotrya japonica*), two (2) Deodar (*Cedrus deodara*), two (2) Live Oak (*Quercus wizlizenii*), two (2) Privet (*Ligustrum spp.*), two (2) Pecan (*Carya illinoensis*), two (2) Juniper (*Juniperus californica*), one (1) California Redwood (*Sequoia sempervirens*), one (1) Willow (*Salix alba*), one (1) White Fir (*Abies concolor*), and one (1) Sycamore (*Acer pseudoplatanus*). The arborist survey tables and aerials that present the location of these trees are attached to this letter.

Of that total, 108 trees have been recommended for removal due to structural defects and invasive unhealthy qualities. Five trees are subject to City of Morgan Hill Ordinance Section 12.32.070 due to their size and species.

Health

Overall there is decay and/or indications of hollow areas in the large limbs, root crown, and trunks; a few small callused-over foreign objects (e.g., nails, wire, etc) present; a small amount of fungus is evident particularly small saprophytes on exposed wood; some small, callusing injuries are present; some small limbs are dead and decaying and callus is forming at their base; some excessive limb weight exists; the amount of dead limbs and twigs present are within the normal range; some large callused areas are present; some small cavities and areas of decay are present; the growth rate is average and/or slightly below average; and some leaf size, color, leaf arrangement and density varies.

Maintenance of the trees at the project site has not been performed on a routine basis and therefore the trees have declined in overall health. The majority of the trees at the project site are unhealthy

and would not withstand major construction impacts. In fact, the trees left in their current state would pose more of a hazard (fuel loads for fire), are not aesthetically pleasing, nor provide substantial fruit/shade or economic value to the property. All trees, except for approximately ten palm trees, have been recommended for removal.

**TABLE 1
INVENTORY SUMMARY**

	Number	DBH
INVENTORY TOTAL	118	1,868
Trees recommended to be removed	108	1,771
Trees recommended to be transplanted and protected	10	97
Trees recommended to be protected in place	0	0
TOTAL		55

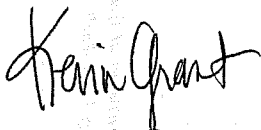
Recommended Replacement Program

Removal and/or relocation of trees at the project site shall be in compliance with Sections 12.32.030 through 12.32.080 of the City of Morgan Hill Municipal Code, Restrictions on Removal of Significant Trees. Should the City of Morgan Hill require the project applicant to preserve any existing trees in place and/or transplant any trees at the project site, the following tree protection standards shall be implemented during construction and demolition activities at the project site.

To improve as much as possible the chance for long-term survival of all trees that are protected or transplanted at the project site, tree protection standards shall be implemented. Prior to commencement of construction activities, to the greatest extent feasible, the critical root zone (measurement of the dripline radius taken from the tree trunk to the tip of the farthest reaching branch as determined by a Certified Arborist or Registered Professional Forrester) of any tree to be retained shall be fenced with a four-foot high brightly colored synthetic fence at the outermost edge of the critical root zone to prevent injury to the trees prior to grading and during construction activities within the project area. The fencing shall remain in place until all construction activities are complete. Trenching, grading, soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials shall not be allowed within the critical root zone.

Please feel free to give me a call if you have any questions or require additional information.

Sincerely,



Kevin L. Grant
ISA Certified Arborist WE-4192A

Tree #	Common Name	Species	Total DBH (inches)	DLR (feet)	Condition Assessment						Arborist Recommended Removals	Maintenance Recommendations
					Structure			Vigor				
					P	P-F	F	P	P-F	F		
518	Black Walnut	<i>Juglans nigra.</i>	23	20	x			x			Wounded/Diseased/Remove	
519	Black Walnut	<i>Juglans nigra.</i>	22	20	x			x			Wounded/Diseased/Remove	
520	Black Walnut	<i>Juglans nigra.</i>	25	22	x			x			Wounded/Diseased/Remove	
521	Black Walnut	<i>Juglans nigra.</i>	22	20	x			x			Wounded/Diseased/Remove	
522	Black Walnut	<i>Juglans nigra.</i>	22	22	x			x			Wounded/Diseased/Remove	
523	Black Walnut	<i>Juglans nigra.</i>	19	22	x			x			Wounded/Diseased/Remove	
524	Black Walnut	<i>Juglans nigra.</i>	22	20	x			x			Wounded/Diseased/Remove	
525	Black Walnut	<i>Juglans nigra.</i>	23	23	x			x			Wounded/Diseased/Remove	
526	Black Walnut	<i>Juglans nigra.</i>	18	20	x			x			Wounded/Diseased/Remove	
527	Black Walnut	<i>Juglans nigra.</i>	20	20	x			x			Wounded/Diseased/Remove	
528	Black Walnut	<i>Juglans nigra.</i>	19	20	x			x			Wounded/Diseased/Remove	
529	Black Walnut	<i>Juglans nigra.</i>	23	23	x			x			Wounded/Diseased/Remove	
530	Black Walnut	<i>Juglans nigra.</i>	22	20	x			x			Wounded/Diseased/Remove	
531	Black Walnut	<i>Juglans nigra.</i>	28	25	x			x			Wounded/Diseased/Remove	
532	Black Walnut	<i>Juglans nigra.</i>	30	20	x			x			Wounded/Diseased/Remove	
533	Black Walnut	<i>Juglans nigra.</i>	15	22	x			x			Wounded/Diseased/Remove	
534	Black Walnut	<i>Juglans nigra.</i>	26	23	x			x			Wounded/Diseased/Remove	
535	Pepper	<i>Shinus molle</i>	33	36		x				x	Remove/unhealthy	
536	Pepper	<i>Shinus molle</i>	22	29		x				x	Remove/unhealthy	
537	Japanese Loquat	<i>Eriobotrya japonica</i>	10	22		x				x	Remove/unhealthy	

NOTES:

DBH – Diameter at Breast Height

DLR – Drip Line Radius

P – Poor

P-F – Poor to Fair

F - Fair

P – Poor
P-F – Poor to Fair
F – Fair

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DLR – Drip Line Radius

Tree #	Common Name	Species	Total DBH (inches)	DLR (feet)	Condition Assessment							Arborist Recommended Removals	Maintenance Recommendations
					Structure			Vigor					
					P	P-F	F	P	P-F	F			
558	Pepper	<i>Shinus molle</i>	18	19		x				x		Remove/unhealthy	
559	Palm	<i>Trachycarpus</i> spp.	9	11			x				x		Transplant
560	Privet	<i>Ligustrum</i> spp.	8	10	x				x			Remove/unhealthy	
561	Palm	<i>Trachycarpus</i> spp.	8	12			x				x		Transplant
562	Pepper	<i>Shinus molle</i>	26	29		x				x		Remove/unhealthy	
563	Palm	<i>Trachycarpus</i> spp.	9	12		x					x		Transplant
564	Pepper	<i>Shinus molle</i>	22	26		x				x		Remove/unhealthy	
565	Palm	<i>Trachycarpus</i> spp.	8	11			x				x		Transplant
566	Pepper	<i>Shinus molle</i>	26	30		x				x		Remove/unhealthy	
567	Palm	<i>Trachycarpus</i> spp.	8	11		x					x		Transplant
568	Monterey Pine	<i>Pinus radiata</i>	14	25		x					x	Remove/Powerline Pruned	
569	Deodar	<i>Cedrus deodora</i>	11	18			x				x	Remove/not 'significant tree'	
570	Monterey Pine	<i>Pinus radiata</i>	12	20			x				x	Remove/not 'significant tree'	
571	Deodar	<i>Cedrus deodora</i>	12	20			x				x	Remove/not 'significant tree'	
572	Monterey Pine	<i>Pinus radiata</i>	12	20		x					x	Remove/unhealthy	
573	Monterey Pine	<i>Pinus radiata</i>	25	29	x				x			Remove/unhealthy	
574	Monterey Pine	<i>Pinus radiata</i>	22	30	x				x			Remove/unhealthy	
575	Monterey Pine	<i>Pinus radiata</i>	9	15		x					x	Remove/unhealthy	
576	White Fir	<i>Abies concolor</i>	8	15			x					Remove/not 'significant tree'	
577	Monterey Pine	<i>Pinus radiata</i>	12	26		x			x			Remove/unhealthy	

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DBH - Diameter at Breast Height
 DLR - Drip Line Radius

NOTES:

Tree #	Common Name	Species	Total DBH (inches)	DLR (feet)	Condition Assessment							Arborist Recommended Removals	Maintenance Recommendations
					Structure			Vigor					
					P		F	P	P-F	F			
					P	P-F	F	P	P-F	F			
578	Monterey Pine	<i>Pinus radiata</i>	11	20		x					x	Remove/unhealthy	
579	Black Walnut	<i>Juglans nigra</i>	9	19	x			x				Remove/unhealthy	
580	Pepper	<i>Shinus molle</i>	15	20		x				x		Remove/unhealthy	
581	Gum	<i>Eucalyptus spp.</i>	28	36				x			x	Remove/not 'significant tree'	
582	Live Oak	<i>Quercus wizlizenii</i>	15	22		x					x	Remove/unhealthy	
583	Common juniper	<i>Juniperus communis</i>	10	8		x				x		Remove/unhealthy	
584	Valley Oak	<i>Quercus lobata</i>	8	12	x				x			Remove/unhealthy	
585	Valley Oak	<i>Quercus lobata</i>	15	23				x			x	Remove/unhealthy	
586	Valley Oak	<i>Quercus lobata</i>	10	20				x			x	Remove/unhealthy	
587	Japanese Loquat	<i>Eriobotrya japonica</i>	10	20		x				x		Remove/unhealthy	
588	Pepper	<i>Shinus molle</i>	13	19		x				x		Remove/unhealthy	
589	Live Oak	<i>Quercus wizlizenii</i>	12	19				x			x	Remove/unhealthy	
590	Black Walnut	<i>Juglans nigra</i>	10	12	x				x			Remove/unhealthy	
591	White Ash	<i>Fraxinus americana</i>	6	12				x		x		Remove/unhealthy	
592	White Ash	<i>Fraxinus americana</i>	6	12				x		x		Remove/unhealthy	
593	White Ash	<i>Fraxinus americana</i>	16	19				x		x		Remove/unhealthy	
594	White Ash	<i>Fraxinus americana</i>	12	19				x		x		Remove/unhealthy	
595	White Ash	<i>Fraxinus americana</i>	10	15				x		x		Remove/unhealthy	
596	White Ash	<i>Fraxinus americana</i>	10	15				x	x			Remove/unhealthy	
597	Gum	<i>Eucalyptus spp.</i>	15	20				x			x	Remove/unhealthy	

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Tree #	Common Name	Species	Total DBH (inches)	DLR (feet)	Condition Assessment						Arborist Recommended Removals	Maintenance Recommendations
					Structure			Vigor				
					P	P-F	F	P	P-F	F		
598	White Ash	<i>Fraxinus americana</i>	11	15		x		x			Remove/unhealthy	
599	Gum	<i>Eucalyptus spp.</i>	15	20			x		x		Remove/unhealthy	
600	White Ash	<i>Fraxinus americana</i>	6	12		x			x		Remove/unhealthy	
601	Gum	<i>Eucalyptus spp.</i>	22	20		x		x			Remove/unhealthy	
602	Juniper	<i>Juniperus californica</i>	16	23		x			x		Remove/unhealthy	
603	unknown	?	11	20		x			x		Remove/unhealthy	
604	Monterey Pine	<i>Pinus radiata</i>	10	20			x			x	Remove/hot 'significant tree'	
605	Monterey Pine	<i>Pinus radiata</i>	10	16	x			x			Remove/unhealthy	
606	Willow	<i>Salix alba</i>	30	29	x			x			Remove/unhealthy	
607	Black Walnut	<i>Juglans nigra.</i>	22	20	x			x			Remove/unhealthy	
608	Black Walnut	<i>Juglans nigra.</i>	12	15	x			x			Remove/unhealthy	
609	Palm	<i>Trachycarpus spp.</i>	20	18			x			x		Transplant
610	Black Walnut	<i>Juglans nigra.</i>	9	12	x			x			Remove/unhealthy	
611	Paper Mulberry	<i>Broussonetia papyrifera</i>	9	16	x			x			Remove/unhealthy	
612	Paper Mulberry	<i>Broussonetia papyrifera</i>	9	19	x			x			Remove/unhealthy	
613	Paper Mulberry	<i>Broussonetia papyrifera</i>	8	19	x			x			Remove/unhealthy	
614	Black Walnut	<i>Juglans nigra.</i>	11	18	x			x			Remove/unhealthy	
615	Privet	<i>Ligustrum spp.</i>	15	26	x						Remove/topped	
616	California Redwood	<i>Sequoia sempervirens</i>	23	26		x		x			Remove/unhealthy	
617	Sycamore	<i>Acer pseudoplatanus</i>	15	23		x			x		Remove/unhealthy	

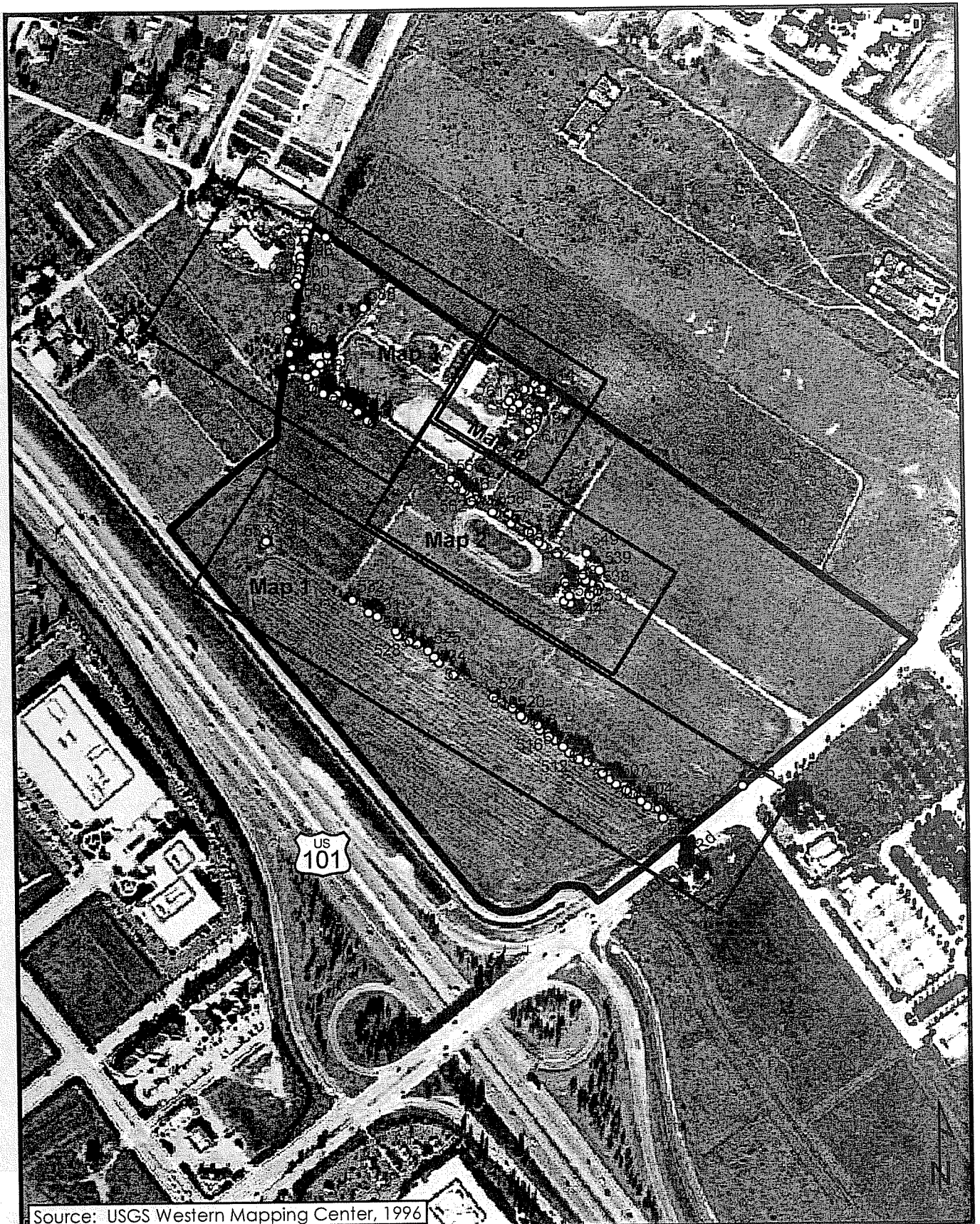
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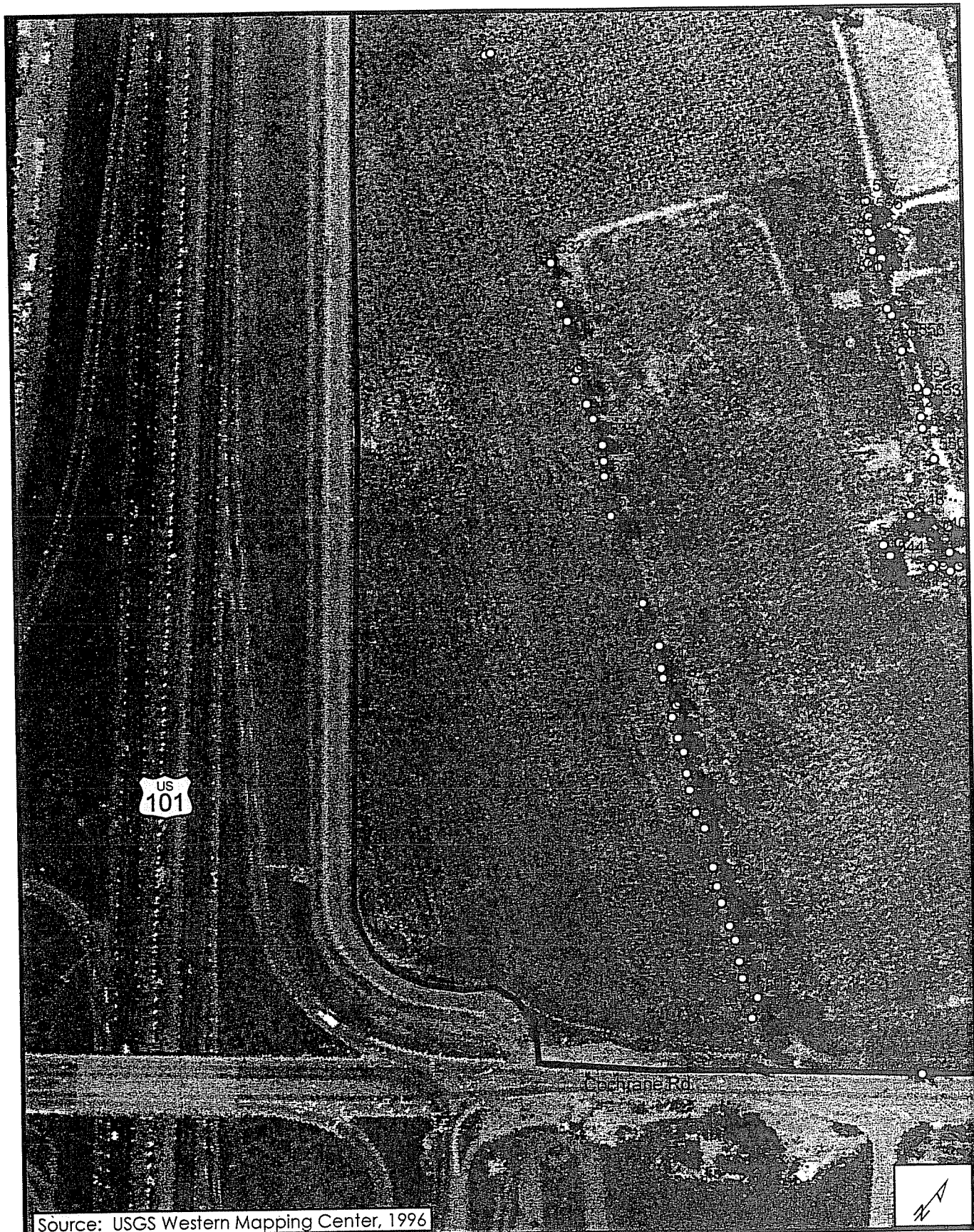
Tree #	Common Name	Species	Total DBH (Inches)	DLR (feet)	Condition Assessment						Arborist Recommended Removals	Maintenance Recommendations	
					Structure			Vigor					
					P	P-F	F	P	P-F	F			
618	White Ash	<i>Fraxinus americana</i>	26	26		x				x		Remove/unhealthy	
619	Olive	<i>Olea europa</i>	6	13			x					Remove/unhealthy	
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Source: USGS Western Mapping Center, 1996

PMC

Cochrane Road Planned Unit Development
Tree Survey
Index Map



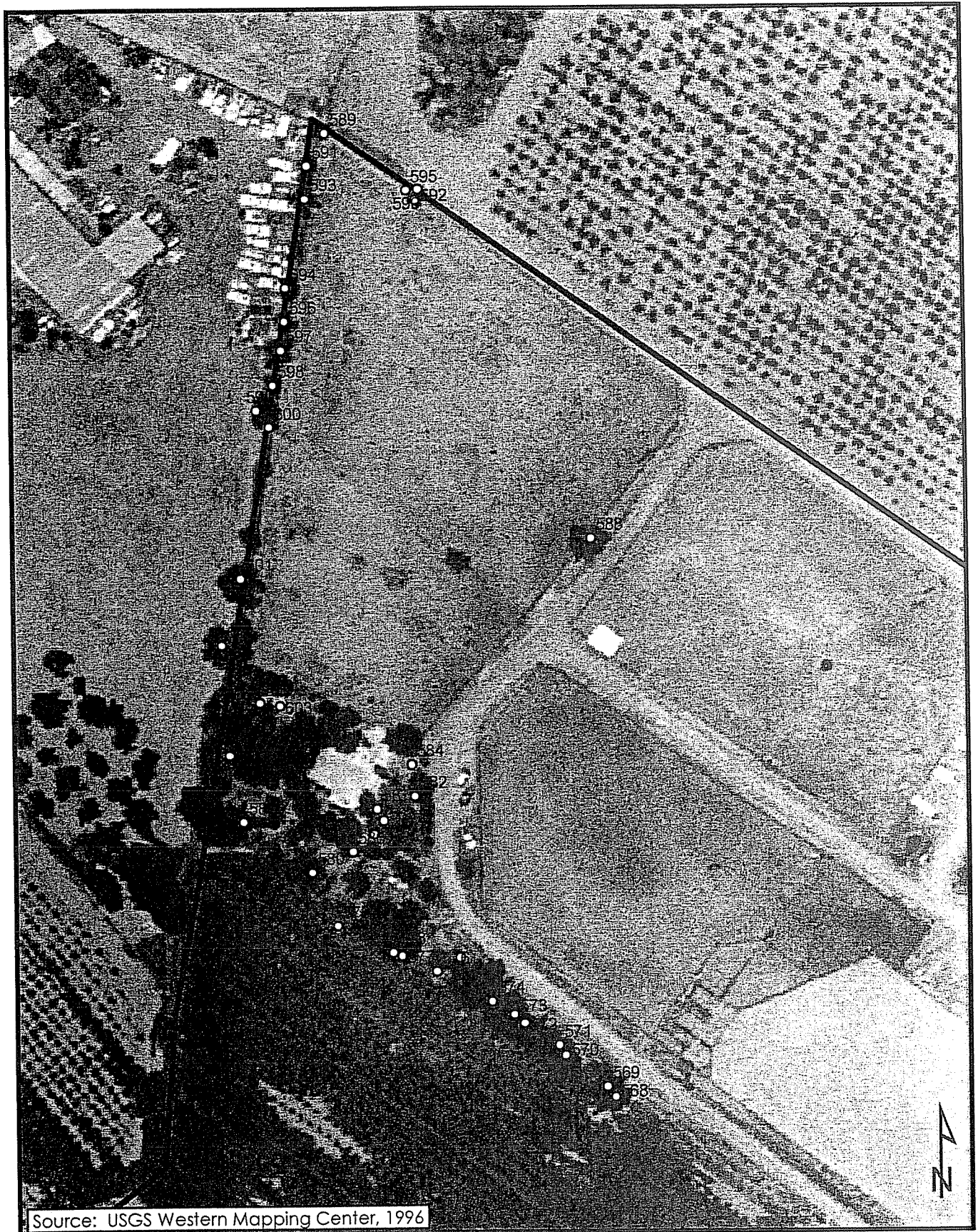
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**Cochrane Road Planned Unit Development
Tree Survey
Map 1**



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Cochrane Road Planned Unit Development
Tree Survey
Map 2



Cochrane Road Planned Unit Development
Tree Survey
Map 3



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Cochrane Road Planned Unit Development
Tree Survey
Map 4